

December 28, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, AICP, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting December 27, 2000

**The following item is scheduled for the January 2, 2001 City Council Meeting**

**Final Plat:** Creekside at Stonebriar Phase 2  
**Applicant(s):** Conine Residential

**DESCRIPTION:**

72 Patio-Home lots on 16.6± acres on the east side of Legacy Drive, 1,700± feet north of S. H. 121. Zoned Planned Development-81. Neighborhood #34.

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Subject to the City Engineer's approval of the drainage to insure no lot to lot drainage.
3. Staff approval of landscape and screening plans.
4. Residential replats being submitted, approved by City Council, and filed of record with the county establishing the Ten-foot (10') screening wall as the common property line with the residential properties to the east.
5. Staff approval of street names.

SN/sg

cc: Kent Conine 972- 668-6700  
Frank Abbott 972-335-3779  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 3J

**Final Plat:** Creekside at Stonebriar Phase 2

**Applicant(s):** Conine Residential

**Description:**

72 Patio-Home lots on 16.6± acres on the east side of Legacy Drive, 1,700± feet north of S. H. 121. Zoned Planned Development-81. Neighborhood #34.

**Remarks:**

The final plat shows 72 Patio-Home lots to be developed at Planned Development-81 standards. Access is provided from Legacy Drive. This final plat conforms to the concept plan included in Planned Development-81.

**HISTORY:**

This item was originally placed on the October 10, 2000 Planning and Zoning Commission agenda. The applicant waived the thirty-day time frame for the city to act on the plat. The staff was concerned about the area that was to be between a required ten-foot screening wall and the eastern property line. The applicant has met with city staff and the adjacent property owners to the east. A resolution to staff's concerns has been reached. The applicant will replat the adjacent single-family properties to the east to incorporate the area between the wall and the current property line.

Staff has agreed to support the final plat approval to allow construction to begin; however, the applicant must have the necessary residential replats approved by the city Council and filed of record with the county prior to final acceptance of the improvement of Creekside at Stonebriar Phase 2.

**CONCERNS:**

Alley Waiver

The final plat shows all the lots to be front entry. No alley waiver was granted with the approval of the preliminary plat. The Subdivision Ordinance requires alleys to be provided along the rear of all lots. If the Planning & Zoning Commission and City Council determine that utility and access has been adequately provided and no lot to lot drainage, the requirement for alleys may be waived. As required by the Subdivision Ordinance, the width of streets interior to the subdivision have been increased from 27 feet to 31 feet due to the absence of alleys. Adequate access is provided with the increased street width. The proposed lot design will provide efficient solid waste collection. Should lots be designed without lot to lot drainage, staff supports a waiver to the requirement for alleys.

Screening Wall location

Planned Development-81 requires a 30-foot landscape buffer along the eastern property line, as the property is adjacent to Stonebriar Creek Estates. The general provisions within Planned Development-81 call for a meandering ten-foot (10') stone wall to be constructed adjacent to Lots 27, 28, and 29 of the Stonebriar Creek Estates Subdivision that is adjacent to the east side

of the proposed development. Staff is concerned about the placement of a meandering wall between private properties. The void area between the wall and the property line will cause confusion and possible conflict between property owners on Maintenance responsibilities. Staff recommends that the wall be constructed on the property line to avoid maintenance, access, and safety of areas that may exist between the wall and that adjacent property line. The applicant has agreed to replat the residential properties to the east to establish the wall as the common property line.

#### Lots siding to Legacy Drive

The Subdivision Ordinance has been amended to prohibit lots siding to a major thoroughfares such as Legacy Drive. The concept plan and the preliminary plat showing this lot configuration were approved prior to the ordinance amendment.

#### Summary

The proposed final plat conforms to both the concept plan included in Planned Development-81 and the preliminary plat. This final plat conforms to the concept plan included in Planned Development-81. The applicant will submit single-family residential replats to relocate the common eastern boundary. The proposed replat will establish the required ten-foot screening wall as the common property line between the existing residential lots to the east and Creekside at Stonebriar, Phase 2.

#### **RECOMMENDation:**

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Subject to the City Engineer's approval of the drainage to insure no lot to lot drainage.
3. Staff approval of landscape and screening plans.
4. Residential replats being submitted, approved by City Council, and filed of record with the county establishing the Ten-foot (10') screening wall as the common property line with the residential properties to the east.
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